



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End of Terrace House
- 3 Bedrooms
- Chain Free
- Kitchen/Diner
- Garage En Bloc/ORP
- Energy Efficiency Rating: D

Western Road, Crowborough

£350,000

woodandpilcher.co.uk

Nutall, Western Road, Crowborough, TN6 3ED

A chain free extremely well presented end of terrace family home set in a superb location close to local amenities and a mainline train station. Upon entry to the property there is a good size, bright and airy sitting room and a kitchen/diner offering a shaker style range of units, breakfast bar and access out to the rear garden. To the first floor are three bedrooms and a modern family bathroom. Externally to the front is a driveway providing off road parking and to the rear the garden enjoys a decked patio, expanse of lawn and access to the garage en bloc.

PORCH:

Cupboard housing wall mounted electric meter, coats hanging area, tiled flooring, recessed spotlights and door providing access into:

SITTING ROOM:

Fitted carpet, two radiators and large window to front with fitted blind.

KITCHEN/DINER:

Kitchen Area:

Light grey Shaker style kitchen featuring a range of high and low level units with wood effect roll top worksurfaces, breakfast bar and incorporating a one and a half bowl stainless steel sink with mixer tap. Appliances include a high level fan assisted double oven, 4-ring gas hob with Victorian style splashback and extractor fan and separate spaces for a microwave above, tall fridge/freezer, dishwasher and washing machine. Wall mounted Viessman boiler, recently installed light grey tile effect laminate flooring, recessed spotlights and window to rear with fitted blind.

Diner Area: Continuation of light grey tile effect laminate flooring, corner light grey kitchen unit, plenty of room for large dining furniture, window overlooking the rear garden and door to side with access to a decked patio and garden beyond.

FIRST FLOOR LANDING:

Fitted carpet and loft hatch.

BEDROOM:

Fitted carpet, radiator and window to rear with far reaching treetop views.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with shower over and glass shower screen, low level wc, pedestal wash hand basin with mixer tap, chrome heated towel rail, recently installed wood effect laminate flooring, tiled walling, recessed spotlights, extractor fan and obscured window to rear.

OUTSIDE FRONT:

Brick driveway with off road parking for numerous vehicles with an area to the side being laid to lawn, outside light and wooden box housing the wall mounted gas meter.



OUTSIDE REAR:

A good size decked patio with an area laid to lawn with raised flower bed borders and some mature plants. Pathway leads to a wooden gate which opens to the garage en bloc accessed via up/over door.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

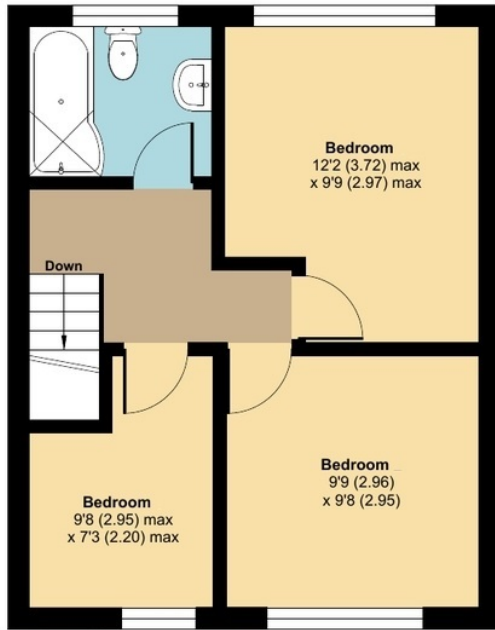
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

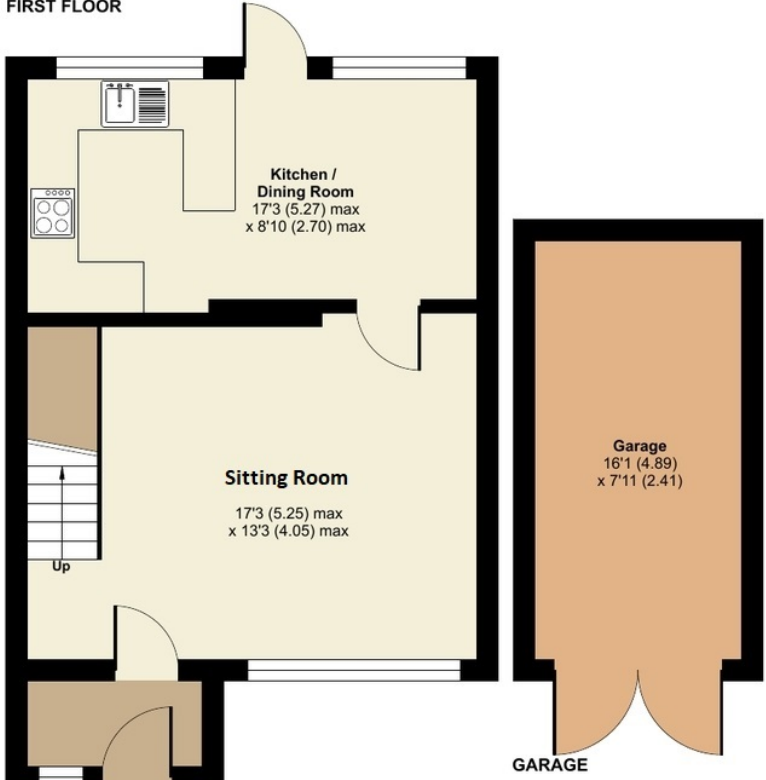
Heating - Electric



Approximate Area = 794 sq ft / 73.7 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 921 sq ft / 85.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wood & Pilcher. REF: 1164882

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Heathfield 01435 862211
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